

# **\$2500.00 / Monthly - 20 SILVER BIRCH Court Unit# 302**

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## **Listing ID: 40361707**

### **\$2500.00 / Monthly**

1 Bedrooms, 1 Bathrooms, 895.4

Single Family

20 SILVER BIRCH Court Unit# 302, Parry  
Sound, Ontario, P2A0A7

Are you looking for a fully furnished, elegant condo to come home to at the end of your day? Drive past the lakeside public park, and into the landscaped condo grounds, and relax. Enter from the underground parking, knowing that your car will stay clean and comfortable for your next departure. All furnishings, including dishes and linens, are included for you in this well-appointed 1-bedroom-plus-study suite, with multiple builder's upgrades. Air conditioning and gas heating, ensure year-round comfort. In the kitchen you will find all-stainless Maytag appliances: refrigerator with bottom freezer compartment, ceramic-top range with Aqualift steam-cleaning oven, built-in microwave and dishwasher. Stylish cabinetry extends floor to ceiling, lit by recessed LED lighting. Relax in the open concept living area after a long day at work, with the Smart TV. The bright bedroom includes blackout curtains, with welcoming pillows and duvet on the new luxury queen size bed, in addition to the remote-controlled electronic fireplace and a second TV with DVD player. A large walk-in closet leads off to one side. On the quartz counter in the demi-ensuite bathroom is a generous supply of new towels. Near the entrance is the study or home office, a quiet retreat with

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a designer desk for your computer, good lighting and an adjustable office chair. For your laundry and cleaning requirements, the utility room contains stacked Maytag washer and dryer, gas water heater, a vacuum cleaner and other supplies.

Landlord pays water/sewer and a monthly cleaning service. You will enjoy the quiet, mature, non-smoking community. This rental is perfectly suited for professionals moving to the area or a couple building a home. Minimum term is 3-6 months (12 months preferred), with January 15, 2023, start date. A rental application is required with references prior to viewing the condo.

Monthly lease amount is List Price plus utilities (hydro, gas, Cogeco cable/internet).

Be Where You Want To Be! (id:37775)

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Last Modified: 09/01/2023 12:21:55 PM

Listing Office:Exp Realty, Brokerage, Bracebridge